

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Fullerton Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Fullerton

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Fullerton - Housing Division

Entity Assuming the Housing Functions Contact Name: Charles G. Kovac Title Project Manager Phone 714-738-2858 E-Mail Address [charlesk@ci.fullerton.ca.us](mailto:charlesk@ci.fullerton.ca.us)

Entity Assuming the Housing Functions Contact Name: Linda Morad Title Housing Programs Supervisor Phone 714-738-6878 E-Mail Address [lindam@ci.fullerton.ca.us](mailto:lindam@ci.fullerton.ca.us)

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input checked="" type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input checked="" type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input type="checkbox"/>

Prepared By: **Charles G. Kovac**

Date Prepared: **31-Jul-12**

**NOTE:** If a housing asset meets the criteria of more than one of the exhibits of this housing asset inventory, upon the inclusion of such asset on any one of the exhibits hereof, such asset is deemed to have been listed on all other exhibits hereof whose criteria are met by such asset.

City of Fullerton  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Real Property-Vacant	413 W. West Ave.; APN 032-182-34; City owned	Unknown	7,547	7,547	No - vacant	N/A	2/1/12	\$902,414	N/A	N/A	05/30/06	Fee
2	Real Property-Vacant	437 W. West Ave.; APN 032-182-30; City owned	Unknown	7,546	7,546	No - vacant	N/A	2/1/12	\$901,412	N/A	N/A	05/30/06	Fee
3	Real Property-Vacant	401 S. Highland; APN 032-172-18; City owned	Unknown	5,873	5,873	No - vacant	N/A	2/1/12	\$161,478	N/A	N/A	04/05/07	Fee
4	Real Property-Vacant	418 W. Valencia; APN 032-182-09; City owned	Unknown	7,912	7,912	No - vacant	N/A	2/1/12	\$851,557	N/A	N/A	03/06/07	Fee
5	Real Property-Vacant	308 W. Truslow; 032-172-17; City owned	Unknown	6,713	6,713	No - vacant	N/A	2/1/12	\$114,008	N/A	N/A	04/05/07	Fee
6	Real Property-Vacant	443 W. West Ave.; APN 032-182-29; City owned	Unknown	7,187	7,187	No - vacant	N/A	2/1/12	\$841,485	N/A	N/A	02/19/08	Fee
7	Real Property-Vacant	407 W. West Ave.; APN 032-182-35; City owned	Unknown	6,882	6,882	No - vacant	N/A	2/1/12	\$841,510	N/A	N/A	02/19/08	Fee
8	Real Property-Vacant	518 S. Ford Ave.; APN 032-182-38; City owned	Unknown	8,276	8,276	No - vacant	N/A	2/1/12	\$841,510	N/A	N/A	02/13/08	Fee
9	Real Property-Vacant	467 W. West Ave.; APN 032-182-25; City owned	Unknown	7,143	7,143	No - vacant	N/A	2/1/12	\$841,666	N/A	N/A	12/27/07	Fee
10	Real Property-Vacant	406 W. Valencia Dr.; APN 032-182-11; City owned	Unknown	7,928	7,928	No - vacant	N/A	2/1/12	\$848,149	N/A	N/A	01/09/08	Fee
11	Real Property-Vacant	424 W. Valencia Dr.; APN 032-182-08; City owned	Unknown	7,928	7,928	No - vacant	N/A	2/1/12	\$843,734	N/A	N/A	04/18/08	Fee
12	Real Property-Vacant	524 S. Ford Ave.; APN 032-182-39; City owned	Unknown	7,579	7,579	No - vacant	N/A	2/1/12	\$843,918	N/A	N/A	04/09/08	Fee
13	Real Property-Vacant	530 S. Ford Ave.; APN 032-182-40; City owned	Unknown	7,318	7,318	No - vacant	N/A	2/1/12	\$843,918	N/A	N/A	04/09/08	Fee
14	Real Property-Vacant	324 W. Valencia Dr.; APN 032-182-15; City owned	Unknown	7,928	7,928	No - vacant	N/A	2/1/12	\$588,924	N/A	N/A	07/27/10	Fee
15	Real Property-Vacant	455 W. West Ave.; APN 032-182-27; City owned	Unknown	7,187	7,187	No - vacant	N/A	2/1/12	\$476,131	N/A	N/A	11/04/10	Fee
16	Real Property-Vacant	336 W. Valencia Dr.; APN 032-182-13; City owned	Unknown	7,928	7,928	No - vacant	N/A	2/1/12	\$421,010	N/A	N/A	11/19/10	Fee
17	Real Property-Vacant	312 W. Valencia Dr.; APN 032-182-17; City owned	Unknown	7,928	7,928	No - vacant	N/A	2/1/12	\$547,351	N/A	N/A	01/31/11	Fee

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Fullerton  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	Office Copier	Canon C5045	Unknown	2/1/2012	Monthly lease payment of \$450	N / A	N / A	7/1/2011
2	Computer / Software Allocation	Dell Optiplex 745 computers; computer software; computer services/maintenance	Unknown	2/1/2012	Yearly computer services allocation of approximately \$20,906	N / A	N / A	Various computers, hard drives and software updates acquired over the past 5 years
3	Office Supplies	Typical office supplies (paper, pens, staples, etc...)	Unknown	2/1/2012	Annual budget of approximately \$550	N / A	N / A	Office supplies purchase throughout fiscal year
4	Office Furniture	Desks, chairs, file cabinets	Unknown	2/1/2012	Annual budget of approximately \$2,000 for small equipment/ furniture	N / A	N / A	Various dates over the past 10 years
5	Fence Rentals	Vacant properties listed in Exhibit A contain fences that are periodically maintained.	Unknown	2/1/2012	Annual budget of approximately \$41,000 for fence rentals and maintenance	N / A	N / A	Various dates over the past 10 years since properties were acquired beginning in 5/30/06
6								

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Fullerton  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Excess Housing Bond Proceeds - \$28,364,332 total proceeds available	Housing Bond was issued on 10/21/2010 - secured by Low-Mod Housing Fund monies	Various bondholders	\$44,620,137 (includes principal and interest)	N / A	Bond indenture and covenants in bond	N / A	N / A	N / A	N / A	N / A
2	Affordable Housing Monitoring	City staff and consultants inspect each affordable housing project in the City to insure compliance with existing Affordable Housing Agreements.	N / A	Estimated at \$12,000 per month as listed on the Recognized Obligation Payment Schedule.	Yes - all properties inspected contain low-mod housing covenants	Various affordable housing agreements	N / A	N / A	N / A	N / A	N / A
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

## Exhibit D - Loans/Grants Receivables

**City of Fullerton**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$40,792.00	12/14/94	1337 Cameo Lane	Down Payment Assistance	Yes	2/1/2009 *	0%	\$33,313.54
2	Loan	\$45,000.00	12/14/94	1901 Woodcrest Ave	Down Payment Assistance	Yes	2/1/2009 *	0%	\$37,000.00
3	Loan	\$44,900.00	03/24/94	1479 W. Ash Ave	Down Payment Assistance	Yes	5/1/2009 *	0%	\$36,418.70
4	Loan	\$45,000.00	06/15/94	3166 Palm Drive #62	Down Payment Assistance	Yes	8/1/2009 *	0%	\$36,750.00
5	Loan	\$45,000.00	06/17/94	208 N. Sweet	Down Payment Assistance	Yes	8/1/2009 *	0%	\$36,750.00
6	Loan	\$14,800.00	01/25/95	505 S. Locust Drive	Down Payment Assistance	Yes	3/1/2010 *	0%	\$12,451.84
7	Loan	\$45,000.00	01/25/95	3128 Palm Drive	Down Payment Assistance	Yes	3/1/2010 *	0%	\$37,500.00
8	Loan	\$44,104.00	01/18/95	2020 Jacaranda Place	Down Payment Assistance	Yes	3/1/2010 *	0%	\$38,008.58
9	Loan	\$45,000.00	01/25/95	1436 W. Flower Ave	Down Payment Assistance	Yes	3/1/2010 *	0%	\$39,150.00
10	Loan	\$45,000.00	01/25/95	2007 W. Porter Ave	Down Payment Assistance	Yes	3/1/2010 *	0%	\$38,000.00
11	Loan	\$45,000.00	01/11/95	824 W. Fern Drive	Down Payment Assistance	Yes	3/1/2010 *	0%	\$37,500.00
12	Loan	\$45,000.00	05/12/95	1427 S. Cedar Ave	Down Payment Assistance	Yes	6/1/2010 *	0%	\$38,750.00
13	Loan	\$45,000.00	11/16/95	2871 Gingerwood Cir	Down Payment Assistance	Yes	1/1/2011 *	0%	\$40,250.00
14	Loan	\$45,000.00	01/31/96	1768 E. Commonwealth #102	Down Payment Assistance	Yes	1/1/2011 *	0%	\$40,500.00
15	Loan	\$45,000.00	01/31/96	2404 Flower Ave	Down Payment Assistance	Yes	1/1/2011 *	0%	\$36,800.00
16	Loan	\$45,000.00	02/01/96	505 N. Yale Ave	Down Payment Assistance	Yes	1/1/2011 *	0%	\$40,250.00
17	Loan	\$45,000.00	02/13/96	778 N. Carhart Ave	Down Payment Assistance	Yes	1/1/2012 *	0%	\$43,750.00
18	Loan	\$45,000.00	02/10/97	2913 Haddonfield Loop	Down Payment Assistance	Yes	1/1/2012 *	0%	\$43,250.00
19	Loan	\$27,000.00	02/07/96	1325 W. Ash Ave	Down Payment Assistance	Yes	1/1/2012 *	0%	\$25,050.00

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
20	Loan	\$45,000.00	03/26/97	1538 Southgate Ave	Down Payment Assistance	Yes	5/1/2013 *	0%	\$45,000.00
21	Loan	\$45,000.00	03/28/97	2008 Santa Fe Ave	Down Payment Assistance	Yes	5/1/2013 *	0%	\$45,000.00
22	Loan	\$45,000.00	04/11/97	619 Gage Ave	Down Payment Assistance	Yes	5/1/2013 *	0%	\$45,000.00
23	Loan	\$45,000.00	03/03/97	1478 Flower Ave	Down Payment Assistance	Yes	5/1/2013 *	0%	\$45,000.00
24	Loan	\$43,928.00	03/24/97	400 Diana Place	Down Payment Assistance	Yes	5/1/2013 *	0%	\$43,928.00
25	Loan	\$45,000.00	04/22/97	2915 Parkwood	Down Payment Assistance	Yes	6/1/2013 *	0%	\$45,000.00
26	Loan	\$45,000.00	04/17/97	2740 Craig Ave	Down Payment Assistance	Yes	6/1/2013 *	0%	\$45,000.00
27	Loan	\$40,847.00	05/28/97	313 Truslow	Down Payment Assistance	Yes	7/1/2013 *	0%	\$40,847.00
28	Loan	\$45,000.00	05/20/97	1643 Baker Ave	Down Payment Assistance	Yes	7/1/2013 *	0%	\$45,000.00
29	Loan	\$45,000.00	05/22/97	311 Acacia Ave #F	Down Payment Assistance	Yes	7/1/2013 *	0%	\$45,000.00
30	Loan	\$45,000.00	05/13/97	240 Jacaranda	Down Payment Assistance	Yes	7/1/2013 *	0%	\$45,000.00
31	Loan	\$45,000.00	07/31/97	1226 W. Baker	Down Payment Assistance	Yes	9/1/2013 *	0%	\$45,000.00
32	Loan	\$45,000.00	12/23/97	1447 W. Roberta	Down Payment Assistance	Yes	12/13/2013 *	0%	\$45,000.00
33	Loan	\$45,000.00	02/02/98	312 Wayne	Down Payment Assistance	Yes	2/1/2014 *	0%	\$45,000.00
34	Loan	\$45,000.00	07/14/98	412 King Place	Down Payment Assistance	Yes	7/1/2014 *	0%	\$45,000.00
35	Loan	\$45,000.00	09/25/98	300 Porter	Down Payment Assistance	Yes	9/1/2014 *	0%	\$45,000.00
36	Loan	\$45,000.00	10/06/98	1812 W. Southgate	Down Payment Assistance	Yes	9/1/2014 *	0%	\$45,000.00
37	Loan	\$45,000.00	10/05/98	3613 West Ave	Down Payment Assistance	Yes	9/1/2014 *	0%	\$45,000.00
38	Loan	\$45,000.00	10/26/98	616 N. Woods	Down Payment Assistance	Yes	10/1/2014 *	0%	\$45,000.00
39	Loan	\$29,405.00	10/23/98	614 Maplewood Ave	Down Payment Assistance	Yes	10/1/2014 *	0%	\$29,405.00
40	Loan	\$45,000.00	04/27/99	2449 E. Santa Ysabel	Down Payment Assistance	Yes	4/1/2015 *	0%	\$45,000.00
41	Loan	\$44,780.00	04/26/99	1752 E. Commonwealth #104	Down Payment Assistance	Yes	4/1/2015 *	0%	\$44,780.00

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
42	Loan	\$39,880.00	06/03/99	1709 Clear Springs Dr	Down Payment Assistance	Yes	5/1/2015 *	0%	\$39,880.00
43	Loan	\$22,945.00	05/25/99	1449 W. Olive	Down Payment Assistance	Yes	5/1/2015 *	0%	\$22,945.00
44	Loan	\$45,000.00	07/14/99	666 W. Maxzim Ave	Down Payment Assistance	Yes	7/1/2015 *	0%	\$45,000.00
45	Loan	\$45,000.00	07/09/99	3120 E. Chisolm Way #159	Down Payment Assistance	Yes	7/1/2015 *	0%	\$45,000.00
46	Loan	\$45,000.00	08/17/99	1732 Clear Springs Dr	Down Payment Assistance	Yes	8/1/2015 *	0%	\$45,000.00
47	Loan	\$45,000.00	10/18/99	606 S. Pacific Dr	Down Payment Assistance	Yes	10/1/2015 *	0%	\$45,000.00
48	Loan	\$45,000.00	12/23/99	2516 W. Valencia Dr	Down Payment Assistance	Yes	11/1/2015 *	0%	\$45,000.00
49	Loan	\$38,000.00	12/27/00	1848 E. Commonwealth Ave #103	Down Payment Assistance	Yes	12/1/2015 *	0%	\$38,000.00
50	Loan	\$45,000.00	03/05/01	2370 W. Orangethorpe #37	Down Payment Assistance	Yes	2/1/2016 *	0%	\$45,000.00
51	Loan	\$45,000.00	03/07/01	2220 E. Chapman Ave #22	Down Payment Assistance	Yes	2/1/2016 *	0%	\$45,000.00
52	Loan	\$45,000.00	02/23/00	409 N. Lee Ave	Down Payment Assistance	Yes	2/1/2016 *	0%	\$45,000.00
53	Loan	\$45,000.00	04/30/01	1845 N. Brea Blvd	Down Payment Assistance	Yes	4/1/2016 *	0%	\$45,000.00
54	Loan	\$45,000.00	05/25/01	228 S. Annin Ave.	Down Payment Assistance	Yes	5/1/2016 *	0%	\$45,000.00
55	Loan	\$45,000.00	05/08/01	2700 Brea Blvd #21	Down Payment Assistance	Yes	5/1/2016 *	0%	\$45,000.00
56	Loan	\$45,000.00	06/12/01	2046 Associated Road #36	Down Payment Assistance	Yes	6/1/2016 *	0%	\$45,000.00
57	Loan	\$45,000.00	07/02/01	2550 Coventry Circle	Down Payment Assistance	Yes	6/1/2016 *	0%	\$45,000.00
58	Loan	\$42,500.00	07/16/01	1610 S. Pomona Ave. #C-11	Down Payment Assistance	Yes	7/1/2016 *	0%	\$42,500.00
59	Loan	\$45,000.00	12/10/01	1715 Clear Springs Dr	Down Payment Assistance	Yes	11/1/2016 *	0%	\$45,000.00
60	Loan	\$42,550.00	11/19/01	611 W. Elm	Down Payment Assistance	Yes	11/1/2016 *	0%	\$42,550.00
61	Loan	\$43,178.00	12/10/01	2325 Carol Dr	Down Payment Assistance	Yes	12/1/2016 *	0%	\$43,178.00
62	Loan	\$42,500.00	03/01/02	1640 S. Pomona Ave #C-34	Down Payment Assistance	Yes	2/1/2017 *	0%	\$42,500.00
63	Loan	\$45,000.00	04/08/02	153 S. Pritchard Ave	Down Payment Assistance	Yes	2/1/2017 *	0%	\$45,000.00



Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
64	Loan	\$45,000.00	03/22/02	1345 Victoria St. #B	Down Payment Assistance	Yes	3/1/2017 *	0%	\$45,000.00
65	Loan	\$18,000.00	04/09/02	1356 Victoria St. #E	Down Payment Assistance	Yes	4/1/2017 *	0%	\$18,000.00
66	Conditional Loan	\$231,138.00	6/21/2010	411 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$231,138.00
67	Conditional Loan	\$154,092.00	6/17/2010	413 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$154,092.00
68	Conditional Loan	\$308,184.00	6/21/2010	415 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$308,184.00
69	Conditional Loan	\$154,092.00	6/21/2010	419 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$154,092.00
70	Conditional Loan	\$231,138.00	12/22/2010	421 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$231,138.00
71	Conditional Loan	\$154,092.00	12/21/2010	423 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$154,092.00
72	Conditional Loan	\$308,184.00	12/21/2010	425 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$308,184.00
73	Conditional Loan	\$154,092.00	12/21/2010	427 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$154,092.00
74	Conditional Loan	\$308,184.00	5/19/2010	430 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$308,184.00
75	Conditional Loan	\$231,138.00	12/22/2010	431 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$231,138.00
76	Conditional Loan	\$308,184.00	5/19/2010	432 W. Valencia Dr.	Development Loan **	Yes	Upon Default	0%	\$308,184.00
77	Conditional Loan	\$85,000.00	08/15/10	476 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
78	Conditional Loan	\$85,000.00	08/16/10	490 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
79	Conditional Loan	\$85,000.00	08/16/10	492 Plaza Sueno	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
80	Conditional Loan	\$85,000.00	08/18/10	486 Plaza Sueno	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
81	Conditional Loan	\$85,000.00	08/18/10	472 Plaza Sueno	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
82	Conditional Loan	\$85,000.00	08/22/10	472 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
83	Conditional Loan	\$85,000.00	09/30/10	480 Plaza Sueno	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
84	Conditional Loan	\$85,000.00	10/29/10	436 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
85	Conditional Loan	\$85,000.00	10/29/10	450 Plaza Legado	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
86	Conditional Loan	\$85,000.00	10/29/10	462 Wearda	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
87	Conditional Loan	\$85,000.00	10/31/10	466 Plaza Legado	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
88	Conditional Loan	\$85,000.00	11/01/10	444 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
89	Conditional Loan	\$85,000.00	11/05/10	456 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
90	Conditional Loan	\$85,000.00	11/12/10	458 Plaza Legado	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
91	Conditional Loan	\$85,000.00	11/30/10	486 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
92	Conditional Loan	\$85,000.00	11/30/10	468 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
93	Conditional Loan	\$85,000.00	12/20/10	440 Plaza Legado	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
94	Conditional Loan	\$85,000.00	12/28/10	450 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
95	Conditional Loan	\$85,000.00	12/28/10	480 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
96	Conditional Loan	\$85,000.00	12/30/10	416 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
97	Conditional Loan	\$85,000.00	01/15/11	416 Plaza Brio	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
98	Conditional Loan	\$85,000.00	01/31/11	424 Plaza Brio	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
99	Conditional Loan	\$85,000.00	01/31/11	406 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
100	Conditional Loan	\$85,000.00	02/18/11	412 Plaza Brio	Development Loan ***	Yes	Upon Default	0%	\$85,000.00



Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
101	Conditional Loan	\$85,000.00	02/18/11	422 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
102	Conditional Loan	\$85,000.00	02/18/11	498 Plaza Sueno	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
103	Conditional Loan	\$85,000.00	02/23/11	529 S. Ford Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
104	Conditional Loan	\$85,000.00	02/24/11	428 Plaza Brio	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
105	Conditional Loan	\$85,000.00	03/16/11	498 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
106	Conditional Loan	\$85,000.00	03/31/11	494 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
107	Conditional Loan	\$85,000.00	03/31/11	412 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
108	Conditional Loan	\$85,000.00	04/15/11	402 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
109	Conditional Loan	\$85,000.00	04/15/11	432 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
110	Conditional Loan	\$85,000.00	04/27/11	422 West Ave	Development Loan ***	Yes	Upon Default	0%	\$85,000.00
111	Loan	\$188,500.00	06/16/92	Allen Hotel Apartments 412 S. Harbor Blvd	Development	Yes	Upon Sale	0%	\$25,000.00
112	Grant	\$5,250.00	06/16/92	Allen Hotel Apartments 412 S. Harbor Blvd	Development	Yes	N/A	N/A	N/A
113	Grant	\$652,153.00	04/16/96	Casa Maria Del Rio 2130 E. Chapman Ave	Site Acquisition	Yes	N/A	N/A	N/A
114	Grant	\$180,000.00	10/27/94	East Fullerton Villas 2140 E. Chapman Ave	Site Acquisition	Yes	N/A	N/A	N/A
115	Loan	\$600,000.00	10/27/94	East Fullerton Villas 2140 E. Chapman Ave	Development	Yes	Per Payment Schedule Based on NOI	3%	\$595,712.29
116	Loan	\$1,000,000.00	06/07/94	Fullerton City Lights SRO 224 E. Commonwealth Ave	Development	Yes	Per Payment Schedule	3%	\$957,330.90
117	Loan	\$1,600,000.00	07/06/94	Fullerton Courtyard 4127 W. Valencia Dr	Development	Yes	Per Payment Schedule Based on NOI	3%	\$2,197,550.56
118	Grant	\$10,000.00	07/19/94	Garnet Lane Apts (A) 3012-3024 Garnet Lane and 1512-1518 Placentia Ave	Predevelopment and Rehab	Yes	N/A	N/A	N/A
119	Loan	\$40,000.00	11/05/96	Garnet Lane Apts (B) 3125-3149 Garnet Lane	Development	Yes	Lump Sum Due 2037	0%	\$40,000.00
120	Grant	\$314,638.00	04/12/94	Harborview Terrace 2305 N. Harbor Blvd.	Development	Yes	N/A	N/A	N/A
121	Grant	\$764,000.00	04/12/94	Harborview Terrace 2305 N. Harbor Blvd.	Site Acquisition	Yes	N/A	N/A	N/A
122	Grant	\$79,862.00	08/01/95	Harborview Terrace 2305 N. Harbor Blvd.	Development	Yes	N/A	N/A	N/A
123	Grant	\$25,000.00	12/04/96	Harborview Terrace 2305 N. Harbor Blvd.	Public Improvements	Yes	N/A	N/A	N/A
124	Grant	\$1,770,000.00	07/05/94	Klimpel Manor 229 E. Ameriage Ave.	Development	Yes	N/A	N/A	N/A

\* NOTE: Repayment commencing as of such date.

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
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\*\* NOTE: A development loan was provided to the developer of the affordable housing development that includes this unit. Upon the developer's sale of the unit to an eligible homebuyer, the homebuyer assumed a proportionate amount of such development loan, which assumed amount is required to be repaid (i) during the affordability term, in the event of a default by the homebuyer, or (ii) after expiration of the affordability term, if, at any time, the unit is sold at an unrestricted price and/or to an income ineligible household.

\*\*\* NOTE: A development loan was provided to the developer of the affordable housing development that includes this unit. Upon the developer's sale of the unit to an eligible homebuyer, the homebuyer assumed a proportionate amount of such development loan, which assumed amount is required to be repaid only in the event of a default by the homebuyer.

City of Fullerton  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	N /A								
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Fullerton  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	N / A								
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Fullerton  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	N / A					
2						
3						
4						
5						
6						
7						
8						
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11						
12						
13						
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